

# 1 DOUGLAS STREET GUELPH, ONTARIO

CLASS A URBAN OFFICE & RETAIL SPACE



For More

Information

Please Contact:

**Chris Kotseff\***

Sales Representative

519.340.2321

[chris.kotseff@cbre.com](mailto:chris.kotseff@cbre.com)

**Martin Cote\***

Sales Representative

519.340.2317

[martin.cote@cbre.com](mailto:martin.cote@cbre.com)

**Todd Cooney\***

Sales Associate

519.340.2315

[todd.cooney@cbre.com](mailto:todd.cooney@cbre.com)

CBRE Limited | 101 Frederick Street | Suite 810 | Kitchener, ON N2H 6R2 | [www.cbre.com](http://www.cbre.com) |

\*Sales Representative



## THE HISTORY

On Easter Weekend of 2007 several landmark buildings in Guelph's downtown core were badly damaged by fire; this included The Gummer Building, The Victoria Building and The Stewart Drugs Building (all circa 1850-75). In the wake of the Easter fire, Skyline has purchased all three damaged buildings and is currently completing a collective redevelopment of the site. Now deemed a heritage site by the City of Guelph, Skyline plans to preserve the facades and other features of these buildings, while developing a modern, high profile, fully accessible, eco-sensitive commercial complex – a true architectural masterpiece.



## THE DEVELOPMENT

The Gummer Building is premier office & urban retail development in downtown Guelph. The redevelopment will feature 10,484 SF of ground floor retail, 21,410 SF of office and residential apartments. Retail units are divisible to 1,113 SF and office units to 4,869 SF. The Gummer Building has the charm of a historic building with modern features following an extensive renovation.

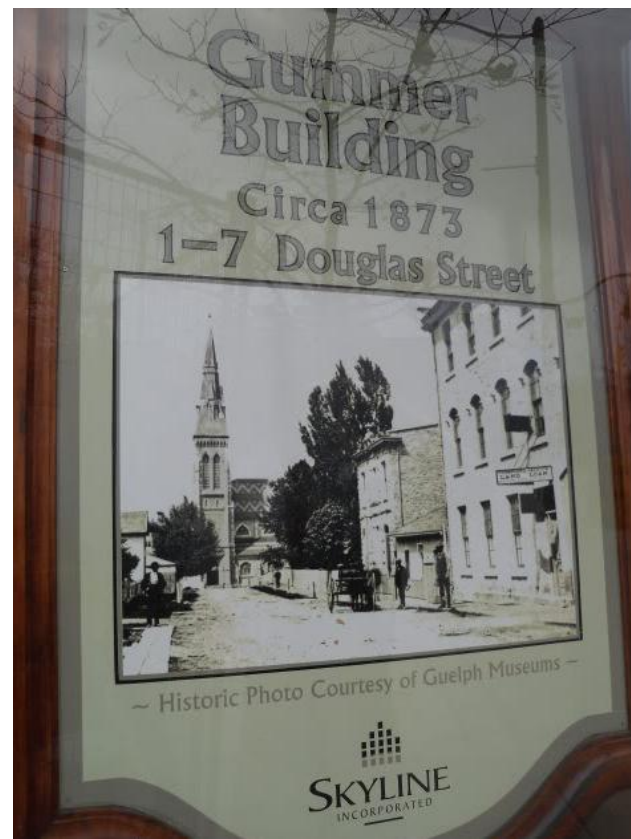
The Gummer Building is located in the heart of downtown Guelph, with countless shops, restaurants and transit at your doorstep.

## THE DEVELOPER

With a successful reputation in the real estate and housing industry, Skyline brings great enthusiasm to this new endeavor; the redevelopment of the Gummer Building, Victoria Building and Stewart Drugs Building on St. George's Square in Downtown Guelph.

Skyline is a locally owned and operated company that incorporated in 1999. Skyline currently manages a portfolio of over 3,500 residential suites as well as 270,000 SF of commercial space throughout Ontario. Skyline has also developed many properties including condominium conversions, commercial retail developments and most recently the construction of a 138 suite hotel and conference centre in Cambridge.

Skyline is excited and motivated to redevelop such an important piece of local history.





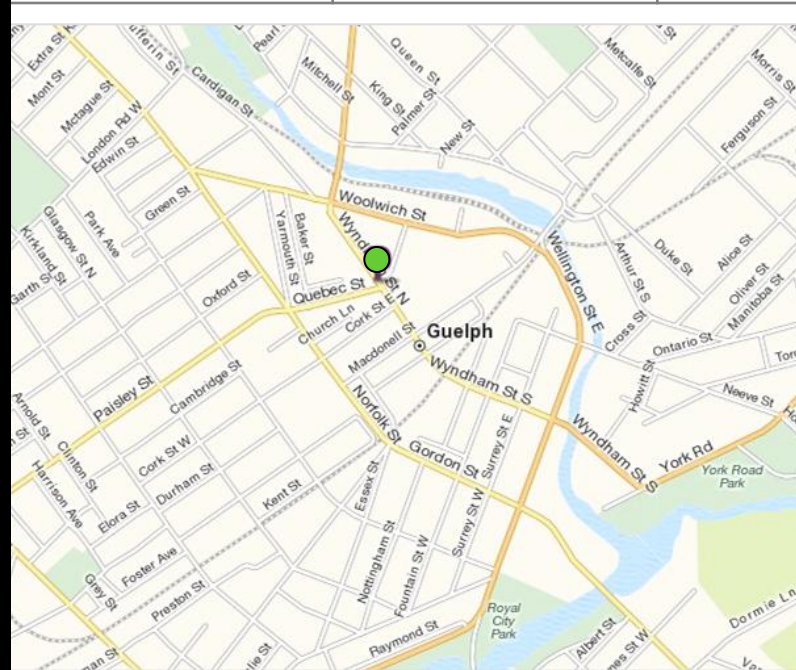
## THE CITY

Located in one of the strongest economic regions in Canada, Guelph is the ideal destination for companies to access major markets and customers. We are a vibrant, growing, historic community of over 118,000 residents offering an educated work force, established economic base and an outstanding quality of life.

Guelph is a welcoming city for any new or expanding business, offering competitive development and business operating costs partnered with a variety of employment lands and buildings available to meet most business needs. Guelph also offers a fully interconnected and scalable telecommunication network and services.



Unit	Type	Size	Base Rent	Additional Rent
1A	Retail	3,286 SF	\$18.00	\$8.90
Leased	Retail	1,017 SF	\$18.00	\$8.90
Leased	Retail	4,121 SF	\$18.00	\$8.90
Leased	Retail	1,975 SF	\$18.00	\$8.90
2A	Office	4,920 SF	\$16.00	\$8.90
2B	Office	5,870 SF	\$16.00	\$8.90
3	Office	10,790 SF	\$16.00	\$8.90



## THE LOCATION

Located in the heart of Ontario's Royal City, The Gummer Building at 1 Douglas Street is a landmark. Surrounded by shops and restaurants, tenants can enjoy countless amenities at their doorstep. Downtown Guelph is home to a bustling weekend Farmer's Market, Sleeman Centre and River Run Centre.

The Gummer Building is steps from several Guelph Transit lines and just a short walk from the Via Rail Train Station, and the Greyhound and Go Bus Terminal.



**Chris Kotseff\***

Sales Representative  
519.340.2321  
chris.kotseff@cbre.com



**Martin Cote\***

Sales Representative  
519.340.2317  
martin.cote@cbre.com



**Todd Cooney\***

Sales Associate  
519.340.2315  
todd.cooney@cbre.com

[www.cbre.ca/skyline](http://www.cbre.ca/skyline)



**CBRE Limited**

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2010 revenue). The Company has approximately 31,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.

CBRE Limited, Real Estate Brokerage | 101 Frederick Street | Suite 810 | Kitchener, ON N2H 6R2 | [www.cbre.com](http://www.cbre.com) | \*Sales Representative

This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.